

Long Beach City Council meeting, Item-R-14, August 11, 2009

Impact Fee Exemptions:

Council memo item R-14 suggests adding several exemptions to the application of city impact development fees.

Please consider adding one additional exemption.

Exempt additional duplex new construction on existing zoned lots in RDA areas.

Background:

As the owner of an existing duplex I have a project nearly ready for construction located in the Washington School RDA. My plans exceed the garage requirements and will have fewer units than the lot is zoned for (R-4N).

The city staff has informed me the impact fee for two additional units (duplex) exceed \$11,000. The entire cost for building permits and impact fees are nearly \$28,000. These units have a total living space square footage of **802 square feet**.

THIS AMOUNTS TO \$34 PER SQUARE FOOT.

Development costs of such an excessive amount ends any possibility of a financially sound project.

The impact fees are in direct conflict with the city's RDA agency.

The RDA mission statement reads: *"The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation. (See attached RDA page)*

Keith Jackson, property owner



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Latest News



Inside Long Beach: August episode now available

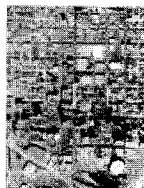
Take a journey Inside Long Beach with our host, Nautica de la Cruz, as she explores the many positive changes taking place throughout the city.

Watch the video here.



August 2009 LBDS newsletter now available

The August 2009 LBDS Newsletter is now available online. To read the newsletter, click here.



Pine Avenue Streetscape Improvement Program Community Meeting

The Redevelopment Agency is embarking on a Pine Avenue Streetscape Improvement Project to improve the area around Pine Avenue in downtown Long Beach. Please join Councilmember Robert Garcia, 1st District, Councilmember Suja Lowenthal, 2nd District, and the Long Beach Redevelopment Agency at a community meeting about the project on:

August 17, 2009

6:00 pm

First Congregational Church
241 Cedar Avenue

For more information, click here.

More...



LBDS Now Recruiting for Fall Internship

The LBDS internship is a 12-week, unpaid program providing a hands-on learning opportunity about building processes, planning considerations and redevelopment activities in the 5th largest city in California. Interns will have an opportunity to work in each of the 3 bureaus under the direction of a Manager with knowledge and experience in their field, with the opportunity for ongoing mentorship.

Click here for more information.



RDA Releases RFP for Preservation and/or Adaptive Reuse of American Hotel

The Redevelopment Agency is seeking proposals for the preservation, rehabilitation and/or adaptive reuse in conjunction with new construction of a historically significant structure located at 224-230 East Broadway, Long Beach, CA 90802. All proposals from qualified private development companies, nonprofit groups, or individual developers will be considered. To view exhibits to the RFP, click here.

(View PDF)

UPCOMING EVENTS

Wed., August 12, 2009

5:00 PM
West PAC Meeting

Mon., August 17, 2009

9:00 AM
RDA Board Meeting
6:00 PM
Pine Avenue Streetscape Improvement Project Community Meeting

Thu., August 27, 2009

6:30 PM
North PAC Meeting

Thu., September 3, 2009

6:00 PM
Central PAC Meeting